

1 RECORDING REQUESTED BY:  
& MAIL TO:  
2 Harwell Hamilton Harris  
Fellowship Parkway Conservancy, Inc.  
3 1410 Ewing St  
Los Angeles, CA 90026-1912

SPACE FOR RECORDER

4  
5 ERIK SEIDENGLANZ  
6 ELISHBA ITURRA SEIDENGLANZ  
1410 W. EWING STREET  
7 LOS ANGELES, CALIF. 90026-1912  
+1/ 415 685 3289  
8 harwellhamiltonharris.ngo  
9

10 IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA  
11 FOR THE COUNTY OF LOS ANGELES  
12

13 ERIK SEIDENGLANZ; ELISHBA ITURRA SEIDENGLANZ  
*Plaintiff(s)*

Case No. 21STCV04360

14 v.  
15

16 LONGPLATT CO.; JOSHUA TIMOTHY MARCUSON;  
17 CHENEY ADRIENNE SHAPIRO; THE CHENEY SHAP-  
IRO 401K TRUST; RICHARD JUDSON WILLIAMS; RE-  
18 SOURCEFUL DEVELOPMENTS, INC.; RESOURCEFUL  
CONSTRUCTION, INC. SILVERWOOD PROPERTIES,  
19 INC.; KENNETH HOWARD SHAPIRO; JOYCE ESSEX  
HARVEY; LMF2 LP; LANTZMAN MANAGEMENT, INC.;  
20 Wilmington Savings Fund Society /d/b/a/ Christiana Trust,  
not in its full capacity but as certificate holder of NRP Mort-  
21 gage Trust I; LENDING HOME FUNDING CORP; KEVIN  
CHASE SCOTT; QUALITY LOAN SERVICE; 1968 AVON  
22 LLC; AQUA NUEVE, LLC; SA DEVELOPMENTS, INC.;  
23 STEPHEN WILLIAM SNYDER; and All Persons Unknown,  
Claiming Any Legal Or Equitable Right, Title, Estate, Lien,  
24 Or Interest In The Property & DOES 1-100,  
*Defendant(s).*  
25

**NOTICE OF PENDENCY OF ACTION  
( LIS PENDENS)**

Hon. Judge Teresa Beaudet  
DEP'T 50

Filed 04/23/22

26 JUDICIAL NOTICE OF/ RELATED CASES:

27 Case No. 20STUD02828;  
28

1 Plaintiffs Erik Seidenglanz, Pro Se and Elishba Iturra Seidenglanz, Pro Se, hereby records  
2 notice that legal action has commenced in civil court at the Stanley Mosk Courthouse in the County of Los  
3 Angeles, State of California, Case No. 21STCV04360, against the Defendants

4 LONGPLATT CO.; JOSHUA TIMOTHY MARCUSON; CHENEY ADRIENNE SHAPIRO, THE CHENEY  
5 SHAPIRO 401K TRUST; RICHARD JUDSON WILLIAMS, RESOURCEFUL DEVELOPMENTS, INC.,  
6 RESOURCEFUL CONSTRUCTION, INC., SILVERWOOD PROPERTIES, INC.; KENNETH HOWARD  
7 SHAPIRO; JOYCE ESSEX HARVEY; Wilmington Savings Fund Society d/b/a/ Christiana Trust, not in its  
8 full capacity but as certificate holder of NRP Mortgage Trust I; LENDINGHOME FUNDING CORP;  
9 QUALITY LOAN SERVICE; 1968 AVON LLC; AQUA NUEVE, LLC; SA DEVELOPMENTS, INC.;  
10 STEPHEN WILLIAM SNYDER; and All Persons Unknown, Claiming Any Legal Or Equitable Right, Title,  
11 Estate, Lien, Or Interest In The Property, seeking a **Complaint For Obtaining Property By False**  
12 Trick with respect to the property located in Los Angeles County in the State of California, at 1410  
13 Ewing St. Los Angeles, CA 90026-1912 commonly known as 1968 Avon St. Los Angeles, CA 90026-1832,  
14 and more fully described as follows:

15 Lot 18 of the Elysian View Tract in the City of Los Angeles, County of Los Angeles, State of California, as  
16 per Map recorded in Book 11, Pages 190/191 of Maps, the Office of the County Recorder of said  
17 County. Together with a portion of vacated street of Ewing Street as stated in Resolution to Vacate No.  
18 11-1401028 recorded June 20, 2012 as Instrument Number 20120915505, of Official Records.  
19 Assessor's Parcel No. 5415-009-041

20 Commonly known as :

21 1968 Avon Street, Los Angeles, CA 90026-1832

22 1410 Ewing St. Los Angeles, CA 90026-1912.

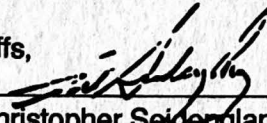
23 1410 1/2 Ewing St. Los Angeles, CA 90026-1912

24 1411 Husted St. Los Angeles, CA 90026-1912

25 The undersigned, Erik Seidenglanz, and Elishba Iturra are authorized representatives and  
26 Officers of the Harwell Hamilton Harris Fellowship Park Way Conservancy, Inc. who holds actual, open,  
27 notorious, continuous, adverse, exclusive possession to any and all claims of the subject property  
28 pursuant to the Court Order for Entry of Judgement Case No. 20STUD02828; Civ. Code of Proc.  
§324-325; §1172; Cal Civ. Code §1000-1003;1006-1007;1047;813;815-816; based on the authority of  
*Cannon v. Stockton* 19 Cal. 540; *Arrington v. Liscom*, 34 Cal. 381; *Winthrop v. Benson*, 31 Me. 384  
whose address is and at all times relevant to this action has been 1410 Ewing St. Los Angeles, CA  
90026-1912, aka 1968 Avon St Los Angeles, CA 90026. This is in addition to its annex 2311 Fellowship  
Pkwy, Los Angeles, CA 90039.


Signed this day of 3 of November, 2021.

20 Plaintiffs,

21   
Erik Christopher Seidenglanz

22 1410 Ewing St.

23 Los Angeles, CA 90026

24   
Elishba Iturra Seidenglanz

25 1410 Ewing St.

26 Los Angeles, CA 90026